



Government of the District of Columbia

ADVISORY NEIGHBORHOOD COMMISSION 5A

5171 South Dakota Avenue NE, Suite 125

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Follow us on Twitter: @ANC5A

Andrew Trueblood, Director
D.C. Office of Planning
1100 4th Street SW, 6th Floor
Washington, DC 20024

RE: Request for Modifications to proposed schedule for the Public to comment on OP's Proposed Amendments to the Comprehensive Plan Future Land Use Map

Dear Director Trueblood:

First let me thank you for outreach efforts thus far by the Office of Planning (OP) to inform and engage the public. We especially appreciate the forums and informational sessions that were conducted specifically in Ward 5, as well as across the City.

Secondly, on behalf of ANC5A, I would like to express our sincere appreciation for the prompt decision and December 16 Agreement to extend the time for public comment. Indeed, this was a major relief. It immediately reopened the process for an additional 25 days, giving the general public until January 10, 2020 to submit individual comments. This decision was well received, removed an unnecessary barrier and will no doubt lead to a more positive, productive relationship with the community.

However, while we appreciate the additional time, the community asked that we continue working with your office to understand the needs for the rush such that we can address your concerns about giving residents/tax payers sufficient time to review this very important potentially life changing document. As such, **ANC5A voted unanimously to support a Motion calling on OP to consider extending the Comment Period to April 30, 2020; and asking the Council of the District of Columbia to join the Community in seeking the extension** for the following reasons:

- The Plan includes 10 Area Elements totaling over 1500 pages
- OP will be able to live up to its "Guiding Vision" whereby "Inclusiveness", starts with existing taxpayers and residents feeling and believing that they have a fair opportunity to provide input.
 - Existing organizations should not have to adjust their normal meeting schedules in order to review and provide comments on this critical document in such a truncated time schedule;
 - Block Clubs and Civic Associations should be able to meet and review relevant documents according to their established procedures and meeting schedules; thereby allowing for normal participation and deliberation;

ANC 5A Commissioners (2019-2020)

5A01 Frank Wilds

5A03 Emily Singer Lucio, *Corresponding Secretary*

5A05 Ronnie Edwards, *Chairperson*

5A07 Sandi Washington, *Treasurer*

5A02 Grace J. Lewis, *Parliamentarian*

5A04 Vacant

5A06 Vacant

5A08 Gordon-Andrew Fletcher, *Vice Chairman*

**Catholic University *Ft. Totten *Lamond-Riggs *Michigan Park *North Michigan Park *Park Place-Trinity Square *Pleasant Hills *Brookland*

- ANC's will be able to receive carefully deliberated, thought provoking recommendations from Civic Associations and community organizations following discussions at their regularly scheduled monthly meetings. As a norm, and according to their Constitutions and By-Laws, the organizations meet once per month; a number of which do not meet during the holiday months of November and December.

In an orderly process, civic organizations would be able to have regularly scheduled meetings, discuss and vote on items of interest during a given month, introducing/disclosing their proposed actions at ANC meetings the following month. The additional time will allow Civic Associations and Block Clubs the time needed to conduct their normal meetings, receive public comment through normal procedures; and make recommendations to ANC in an orderly manner.

As it now stands, ANC's will have to first meet to elect new officers before they can conduct business in the New Year. ANC5A does not meet until January 22, 2020. However, because of this aggressive schedule; we have scheduled a special community meeting for January 10, 2020 in order to hopefully have time to receive adequate input in preparation for our January 22nd meeting. This does not allow time for any comments from local civic associations and community organizations; as they will not have time to meet. Also, it is important to note that to date we have not secured a meeting location for a January 11th meeting because most meeting facilities are in schools, establishments, etc., that are closed for winter or holiday breaks and will not return until after January 1, 2020.

Therefore, absent a clearly articulated reason as to why, a document of such importance to the future of the City, has to be rushed through the Community in such an aggressive manner; ANC5A respectfully request that the production schedule be adjusted to allow for more reasonable Public response time.

APPROVED: December 11, 2019



RONNIE L. EDWARDS, Chairman
Advisory Neighborhood Commission 5A

cc: Honorable Council Chairman Phil Mendelson
Honorable Councilmember Kenyan McDuffie, Ward 5
Secretary, Council of the District of Columbia
Joshua Ghaffari, OP Comp Plan Manager
Tonya Stern, OP Deputy Director

ANC 5A is comprised of six (6) Commissioners and therefore four (4) Commissioners constitutes a quorum. On December 11, 2019, at a duly noticed Public Meeting of ANC 5A, six (6) Commissioners attended the meeting. At the time of voting to adopt the above information contained herein there were six (6) Commissioners present and voting. ANC 5A voted unanimously to approve the Motion; and specifically requested that ANC 5A's Action be afforded the "great weight" prescribed pursuant to the DC Home Rule Charter.



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RE: Comments and Recommendations regarding OP's Proposed Amendments to the Upper Northeast Elements of the Comprehensive Plan Framework

Dear Director Trueblood:

Again, let me thank you for this huge undertaking and especially for the opportunity for the residents of ANC5A to offer comments. We are pleased to submit the attached Review, Analysis and Summary Recommendations regarding amendments proposed to the Framework Element of the DC Comprehensive Plan (**Attachment #1**).

While we continue to believe that more time for community input should be allocated, we have made every effort to report according to the existing schedule. It is important to note that during the time allotted ANC5A held at least four (4) community meetings, including two (2) special meetings where 5A residents actively participated in developing of drafts and pre-final submission documents.

During this time, and at those meetings, ANC5A received written comments from several 5A residents. After receiving and considering those comments, ANC5A voted unanimously to adopt a Resolution authorizing the Commission to incorporate those statements as part of ANC5A's formal submission:

- Uchenna Evans (**Attachment #2**)
- Lorenz Wheatley (**Attachment #3**)
- David Kosub (**Attachment #4**)

We regret, due to timing, that we did not have enough time to match our proposed amendments with the exact corresponding sections of the Plan, however; we have grouped our concerns and recommendations according to Elements of the Upper Northeast Framework. As such, we continue to hope that residents will be given more time to provide comment. If you recall, ANC5A has respectfully requested the comment period be extended to April 30, 2020 (**Attachment #5**)

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5A06 Claudia Barragan

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RONNIE L. EDWARDS, Chairman
Advisory Neighborhood Commission 5A

cc: Secretary, Council of the District of Columbia
Joshua Ghaffari, OP Comp Plan Manager
Tonya Stern, OP Deputy Director

ANC5A Comment and Recommendations Re: Comprehensive Plan

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5A
Review, Analysis and Summary Recommendations
Proposed Amendments to the Framework Element of
The DC Comprehensive Plan**

**ANC5A General Comments and Proposed Amendments
to the Upper Northeast Element Framework**

- 1 Clarify and strengthen by inserting definitive language replacing "should" with "shall" and removing all ambiguous language resulting in policies becoming discretionary
- 2 Need more public accountability standards; the finished product should match the promise; including a diversity of services and goods
- 3 Encourage more communications among agencies; clarify that Community Review Process is still be required for all development projects, including non-PUDs
- 4 Emphasize importance of community input; not something that should be pushed through during the holiday, off season; ANCs having "Great Weight"
- 5 Require compliance with mandatory District resident employment and Small and Local Business utilization requirements in all areas at all times
- 6 **2009 South Dakota and Riggs Road Area Development Plan:** All recommendations from the 2009 Area Development Plan should be included in the Comprehensive Plan; the Plan should include all of Ward 5 including the Rock Creek East Chapter
- 7 The 2009 Riggs Road and South Dakota Avenue Area Development Plan should be the guiding document in future modifications to the overall Plan
- 8 Remove "ride-hailing" services from consideration as public transit

Land Use

- 9 Seek transfer of land on SW corner of Riggs Road and South Dakota Avenue from DC DDOT to DC Department of Parks and Recreation (DPR). Originally supported via ANC5A Resolution dated September 27, 2017 (attachment #6)
- 10 The Parks Main Street (South Dakota Avenue & Riggs Road NE) should be reflected on the General Land Use Map (GLUM)

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Designate Riggs Park among list of enumerated commercial corridors (South Dakota Avenue and Riggs Road NE) as eligible recipients of Great Street Funding for transportation, streetscape, and façade improvements.

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	Transportation
12	Implement Transit-Oriented Development Plan: Emphasize the importance of enhancing environmental and safety measures at Fort Totten due to its status as a "transit village"; and immediate implementation and execution of yet to be realized "transit-oriented development"
13	Metro Station Development: Seek Accountability Mandatory Requirements for Small and Local Business Development participation; including landscaping/beautification, retail, restaurants, etc.
14	Strike the proposed insertion of "High" Density Housing; and retain existing text with "medium-density housing"
15	Clarify that the Fort Totten Station serves the red, green, and yellow lines
16	Emphasize the continuing importance of Pedestrian Access and Safety; potential increase in police
17	Riggs Park should be added to the list of communities potentially impacted by proposed improvements to the Fort Totten metro station, including stressing the importance of pedestrian access, bicycle, and public safety and infrastructure access including docketing stations, etc., in specifically designated areas, with architectural landscaping and overall beautification, if it is truly going to be considered a "transit village"
	Housing
18	Support the Mayor's goals for a multi-pronged approach for building new homes, including emphasis on preserving space for existing affordable to low-income residents
19	Support for requiring the Commission to prioritize PUDs according to their plans to preserve or replace individual homeowners with the same affordability level and size after construction
20	Transparency in Development Project Financing including demonstrated commitments to affordable housing at less than 30% area median income ("AMI"), 3+ bedrooms; permanently affordable first floor retail and commercial space
21	The Modern at Artplace and Riggs Parks Place should be mentioned on the list of sites in the planning stages
22	Support aggressive programs making Affordable Housing the "Highest Priority" mandating a minimum 30% or more below AMI and approximately 70% at AMI

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23	Make every effort to maintain existing height restrictions throughout the Upper Northeast Element
	Environmental Protection
24	Encourage increased installation of native trees, grasses, and rain gardens throughout upper northeast
	Economic Development
25	Maintain focus on housing ownership and affordability, providing for an equitable distribution of mixed income and seniors
26	When practical, require "Equity Ownership" opportunities for, either or both - individual or organized community groups, in cases involving transfers of government owned land
27	Permitting Larger Scale Development alongside the CSX Railroad Track between Riggs Road and 2nd Street NE, including Riggs Park, creating retail development including small and local business, i.e., full-scale sit-down full-scale restaurants
28	Encourage overall inclusion and development of local, small and disadvantaged businesses
	Parks, Recreation & Open Space
29	Create new openspaces; improve safety & quality of existing parks; including introduction of new recreational opportunities
30	Revise all references to "Fort Circle Park" in the overview and throughout the plan to recognize National Park Service referral to the site as "Civil War Defenses of Washington"
31	Sufficient resources should be allocated to reactivate the Fort Circle Park/Civil War Defenses of Washington" Parkland Site-Improvement Plan to include hiking path; paved trails and an open air public recreational area
32	Institutional Open Space: UDC Bertie Backus should be included

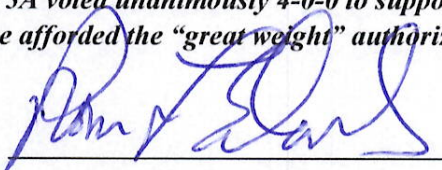
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Urban Design	
33	Emphasize importance of recognizing existing Small Area Plans and ongoing community involvement and engagement
34	Change from a mix of industrial and multi-family residential land uses to a medium density residential and commercial use; encourage underground parking; make every effort to maintain existing heights throughout Upper Northeast Element Area
35	Reactivate DDOT-triangle Public Park parcel as a means of Developing the Riggs Road/South Dakota Avenue NE intersection with a four (4) corner activity with emphasis on preserving as much green space as possible.
36	Preserve the historical single-family style homes, with No apartments in North Michigan Park
Historic Preservation	
37	Request addition of "Riggs Parks" to the list of neighborhoods in the sentence identifying the Upper Northeast communities
38	Request addition of "UDC Bertie Backus Community College Campus" to the list of colleges/universities
Community Services and Facilities	
39	Overall Plan must emphasize DC's approach towards addressing and rightsizing social inequities including neighborhood friendly, assessible and pedestrian safety, affordable housing, healthcare, environmental enhancements and general safety, sensible retail and development; and contain provisions that requires regular agency reporting and ability to submit recommendations for improvement
Educational Facilities	
40	Support a program of attracting and maintaining high quality educators; who in turn will advance the significance of public education by extending the school district to be more competitive with Charter Schools

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Infrastructure	
Redesign and enhance the visual nature and attractiveness of the Riggs Road tunnel under the CSX Tracks	
Streetscape Improvements: add South Dakota Avenue and Riggs Road - landscaping, undergrounding powerlines, trees, transforming DDOT greenspace on SW corner of Riggs to a community park, traffic mitigation	
41	Industrial Buffer Zones: developing a buffer zone between the industrial area and the community along the red line from the Fort Totten station to the Takoma station

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	Arts & Culture
42	Each Element must contain provisions reflecting DC's commitment to solving its economic, social, and racial inequities
43	Reflect the diversity of the "new families" in describing the history of the Northeast neighborhoods
44	Revise sentence to clarify that new homeowners is not the only factor driving up the value of property in DC
45	In the section about demographics, expand references to races/ethnicities to include all races, not just African American
	<p><i>ANC 5A is comprised of seven (7) Commissioners and therefore four (4) Commissioners constitutes a quorum. On February 11, 2020 at a duly noticed Special Public Meeting of ANC 5A, four (4) Commissioners attended the meeting. At the time of voting to adopt the above recommendations there were four (4) Commissioners present and voting. ANC 5A voted unanimously 4-0-0 to support these requested additions; and specifically ask that ANC5A be afforded the "great weight" authorized pursuant to the DC Home Rule Charter.</i></p> <div> Ronnie Edwards, Chairman Advisory Neighborhood Commission 5A</div>